



Phase One Inspection Report

Sea Dunes Condominium Association

November 7, 2023

Association Contact Information

Association Manager Name:	Wynn Fendig
Association Management Company:	Fendig Property Management
Address:	5440 First Coast Hwy Amelia Island Florida 32034
Phone Number:	904-426-9320
Email Address:	jwfendig@fendiggroup.com

Building Department Contact Information

Jurisdiction/County:	Nassau County
Building Official:	Keith Ellis
Address:	96161 Nassau Place, Yulee, Florida 32034
Phone Number:	904-530-6250
Email Address:	kellis@nassaucountyfl.com

Description Of Building

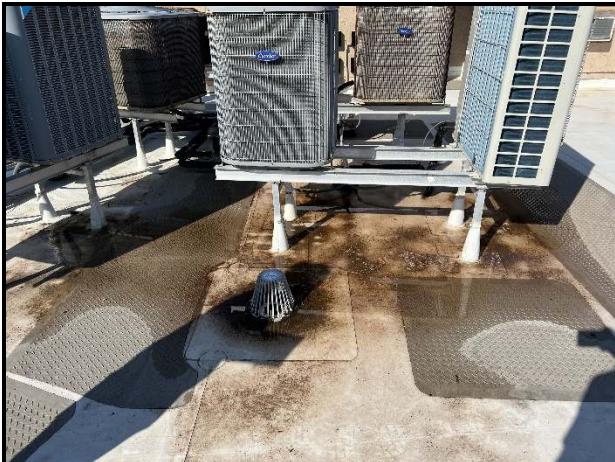
Name on Title:	Sea Dunes Condominium Association Inc.
Year Constructed:	1984
Building Street Address:	1600 Sea Dunes Place, Fernandina Beach, Florida 32034
Legal Description:	02-6N-29-V003-0000-0000
Building Code Occupancy Classification:	R-2
General Description of Building:	High Rise
Number of Buildings:	1
Number of Stories:	7
Threshold Building as Per 553.71(12) F.S.	Yes
Plans on Site/Available:	Yes
Additions to Original Structure:	No
Total Actual Building Area of all Floors (S.F.)	Unknown

Roof System

Overall Condition of Roof System:		Fair	
Evidence of Past Repairs:	Yes	Evidence of Water Intrusion:	No
Roof Shape (Select all that apply): <input checked="" type="checkbox"/> Low Sloped <input type="checkbox"/> Gable <input checked="" type="checkbox"/> Hip <input type="checkbox"/> Mansard <input type="checkbox"/> Other:			
Roof Deck (Select all that apply):		 <input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> Concrete <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Steel <input type="checkbox"/> Other:	
Roof Covering (Select all that apply):		 <input checked="" type="checkbox"/> Modified Bitumen <input checked="" type="checkbox"/> TPO <input checked="" type="checkbox"/> Tile <input type="checkbox"/> Metal <input type="checkbox"/> EPDM <input type="checkbox"/> Shingle <input type="checkbox"/> Other:	
Roof Accessories (Select all that apply):		 <input type="checkbox"/> None <input type="checkbox"/> Water Tanks <input type="checkbox"/> Cooling Towers <input checked="" type="checkbox"/> HVAC Equipment <input type="checkbox"/> Cellular Tower Equipment <input checked="" type="checkbox"/> Lightning Protection <input type="checkbox"/> Other: Condition of Supports: Fair	
Roof Drainage System (Select all that apply):		 <input type="checkbox"/> None <input type="checkbox"/> Gutters <input type="checkbox"/> Scuppers <input checked="" type="checkbox"/> Internal <input type="checkbox"/> Other:	
Roof Expansion Joints:	No	Overall Condition:	Not Applicable
Chimneys Present:	No	Overall Condition:	Not Applicable
Parapet Wall:	Yes	Overall Condition:	Poor
Any roof framing member with obvious overloading, overstress, deterioration or excessive deflection: No			

Additional Comments:

The main building has a TPO roof with areas of tile roof while the porte cochere has a modified bitumen roof. Sea Dunes roofs have skylights installed. The hollow core panels are cut, including the tendons for the skylights. Skylights appear to be closed off from the underside. Ponding water observed in numerous locations. Isolated broken tile was observed as well.



Photograph 1.



Photograph 2.



Photograph 3.



Photograph 4.

Exterior Walls

Overall Condition of Exterior Walls:		Fair

Evidence of Past Repairs:	Yes	Evidence of Water Intrusion:	Yes

Wall Construction (Select all that apply):			
<input type="checkbox"/> Metal Frame	<input checked="" type="checkbox"/> Wood Frame	<input checked="" type="checkbox"/> Reinforced Concrete	
<input checked="" type="checkbox"/> Concrete Masonry Unit (CMU)	<input type="checkbox"/> Other:		

Exterior Finish (Select all that apply):			
<input checked="" type="checkbox"/> Direct Applied Stucco	<input type="checkbox"/> Stucco Over Metal Framing	<input checked="" type="checkbox"/> Stucco Over Wood Framing	<input type="checkbox"/> Paint Only
<input type="checkbox"/> Wood Siding	<input type="checkbox"/> Paint Only	<input type="checkbox"/> Fiber Cement Siding	<input type="checkbox"/> EIFS
<input type="checkbox"/> Other:			

Found during inspection (Select all that apply):			
<input type="checkbox"/> Peeling Paint	<input checked="" type="checkbox"/> Blistered Paint	<input checked="" type="checkbox"/> Efflorescence	<input type="checkbox"/> EIFS Cracks
<input type="checkbox"/> Buckled Stucco	<input checked="" type="checkbox"/> Stucco Cracks	<input checked="" type="checkbox"/> Running Rust	<input type="checkbox"/> Impact Damage
<input type="checkbox"/> Other:			

Wood Inspection:		<input type="checkbox"/> Not Applicable	
Wood Deterioration:	None Observed	Severity of Deterioration:	Not Applicable

Concrete Inspection:		<input type="checkbox"/> Not Applicable	
Concrete Spalls Present:	None Observed	Severity of Spalls:	Not Applicable
Location of Spalls (Select all that apply):			
<input type="checkbox"/> Column	<input type="checkbox"/> Wall	<input type="checkbox"/> Slab	<input type="checkbox"/> Beam
Concrete Cracks Present:	Yes	Severity of Cracks:	Minor
Location of Cracks (Select all that apply):			
<input type="checkbox"/> Column	<input checked="" type="checkbox"/> Wall	<input type="checkbox"/> Slab	<input type="checkbox"/> Beam
Rebar Corrosion:		None Observed	

Sealant Inspection:			
Sealant Type:	Urethane	Sealant Condition:	Fair

Additional Comments:

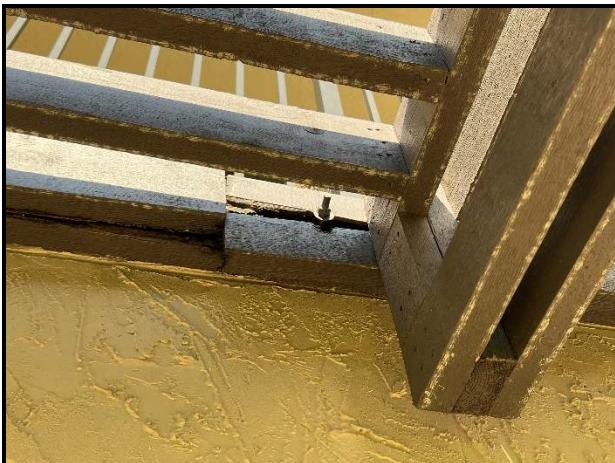
Stucco cracks were observed in previous repair fields. Rust spots were visible as well as efflorescence and leaching of wall on the east side 6th floor. 4th floor northwest side has a crack/spall. Wood framed pergolas have deteriorating and split members. Soffits are damaged, allowing for a visual inspection. Metal framing was found to be corroding.



Photograph 5.



Photograph 6.



Photograph 7.



Photograph 8.

Stairwells/Stair Towers

Overall Condition of Stair System:		Fair

Evidence of Past Repairs:	Yes	Evidence of Water Intrusion:	No

Construction (Select all that apply):			
<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminum	<input type="checkbox"/> Wood	
<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Other:		

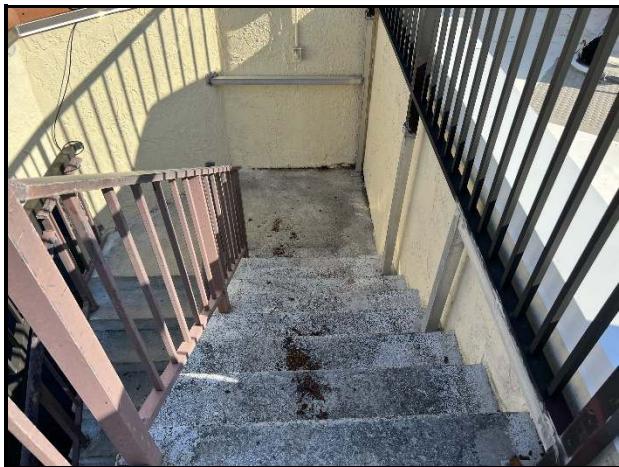
Wood Inspection:		<input checked="" type="checkbox"/> Not Applicable	
Wood Deterioration:	Not Applicable	Severity of Deterioration:	Not Applicable

Concrete Inspection:		<input type="checkbox"/> Not Applicable	
Concrete Spalls Present:	None Observed	Severity of Spalls:	Not Applicable
Location of Spalls (Select all that apply):			
<input type="checkbox"/> Column	<input type="checkbox"/> Wall	<input type="checkbox"/> Slab	<input type="checkbox"/> Beam
Concrete Cracks Present:	None Observed	Severity of Cracks:	Not Applicable
Location of Cracks (Select all that apply):			
<input type="checkbox"/> Column	<input type="checkbox"/> Wall	<input type="checkbox"/> Slab	<input type="checkbox"/> Beam
Rebar Corrosion:		None Observed	

Surface Condition (Select all that apply):			
<input type="checkbox"/> Waterproofing System	<input type="checkbox"/> Uncoated Concrete	<input checked="" type="checkbox"/> Tile	<input type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Paint Only	<input type="checkbox"/> Wood	<input type="checkbox"/> Other:	

Guardrail Inspection:			
Rail Condition:	Poor	Code Compliant:	No
Rail Construction (Select all that apply):			
<input type="checkbox"/> Vinyl	<input type="checkbox"/> Wood	<input type="checkbox"/> Aluminum	<input type="checkbox"/> Steel
Mounting Type:	Core	Type of Hardware:	Not Applicable

Additional Comments:



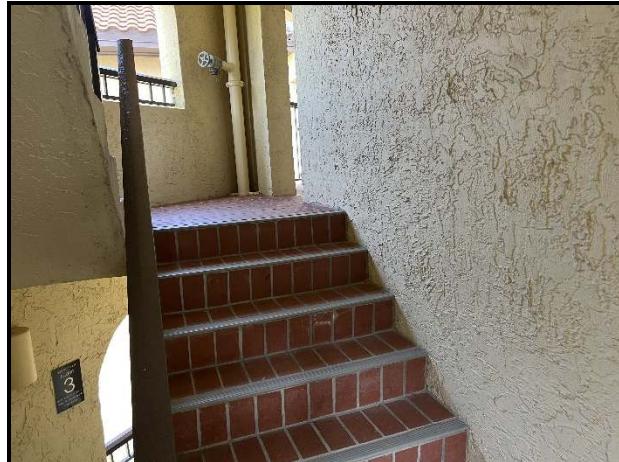
Photograph 9.



Photograph 10.



Photograph 11.



Photograph 12.

Balconies

Overall Condition of Balconies:	Fair
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Evidence of Past Repairs:	Yes	Evidence of Water Intrusion:	Yes
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Construction (Select all that apply):			
<input checked="" type="checkbox"/> Hollow Core	<input type="checkbox"/> Post Tension	<input type="checkbox"/> Cast In Place	<input type="checkbox"/> Wood Framed
<input type="checkbox"/> Other:			

Wood Inspection:	<input type="checkbox"/> Not Applicable		
Wood Deterioration:	Yes	Severity of Deterioration:	Minor

Concrete Inspection:		<input type="checkbox"/> Not Applicable	
Concrete Spalls Present:	None Observed	Severity of Spalls:	Not Applicable
Location of Spalls (Select all that apply):			
<input type="checkbox"/> Column	<input type="checkbox"/> Wall	<input type="checkbox"/> Slab	<input type="checkbox"/> Beam
Concrete Cracks Present:	Yes	Severity of Cracks:	Minor
Location of Cracks (Select all that apply):			
<input checked="" type="checkbox"/> Column	<input type="checkbox"/> Wall	<input type="checkbox"/> Slab	<input type="checkbox"/> Beam
Rebar Corrosion:		None Observed	

Surface Condition (Select all that apply):			
<input checked="" type="checkbox"/> Waterproofing System	<input type="checkbox"/> Uncoated Concrete	<input checked="" type="checkbox"/> Tile	<input type="checkbox"/> Carpet
<input type="checkbox"/> Paint Only	<input type="checkbox"/> Wood	<input type="checkbox"/> Other:	

Guardrail Inspection:			
Rail Condition:	Fair	Code Compliant:	No
Rail Construction (Select all that apply):			
<input type="checkbox"/> Vinyl	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Aluminum	<input type="checkbox"/> Steel
Mounting Type:	Surface	Type of Hardware:	Ferrous Metal

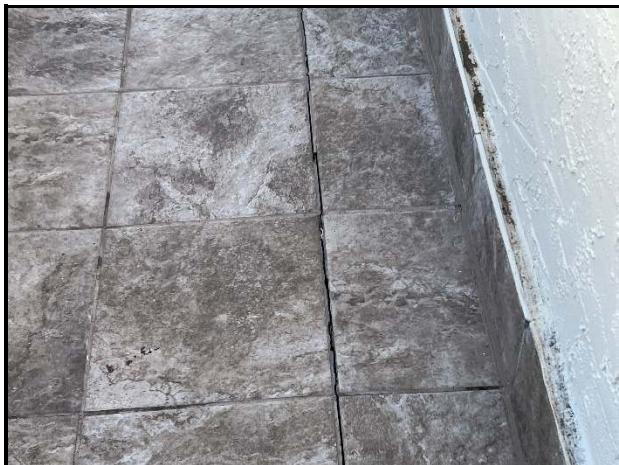
Additional Comments:
Efflorescence and leaching was observed from a beam. Select balconies have rails that are terminated short of the wall, allowing a person access to the sloped roofs. Isolated balconies have broken or cracked tile.



Photograph 13.



Photograph 14.



Photograph 15.



Photograph 16.

Breezeways/Walkways

Overall Condition of Breezeways/Walkways:		Poor	
Evidence of Past Repairs:	Yes	Evidence of Water Intrusion:	Yes
Construction (Select all that apply): <input checked="" type="checkbox"/> Hollow Core <input type="checkbox"/> Post Tension <input type="checkbox"/> Cast In Place <input type="checkbox"/> Wood Framed <input type="checkbox"/> Other:			
Wood Inspection:		<input type="checkbox"/> Not Applicable	
Wood Deterioration:	None Observed	Severity of Deterioration:	Not Applicable
Concrete Inspection:		<input type="checkbox"/> Not Applicable	
Concrete Spalls Present:	Yes	Severity of Spalls:	Minor
Location of Spalls (Select all that apply): <input type="checkbox"/> Column <input type="checkbox"/> Wall <input type="checkbox"/> Slab <input type="checkbox"/> Beam			
Concrete Cracks Present:	Yes	Severity of Cracks:	Minor
Location of Cracks (Select all that apply): <input type="checkbox"/> Column <input type="checkbox"/> Wall <input type="checkbox"/> Slab <input type="checkbox"/> Beam			
Rebar Corrosion:		None Observed	
Surface Condition (Select all that apply): <input type="checkbox"/> Waterproofing System <input type="checkbox"/> Uncoated Concrete <input checked="" type="checkbox"/> Tile <input type="checkbox"/> Carpet <input type="checkbox"/> Paint Only <input type="checkbox"/> Wood <input type="checkbox"/> Other:			
Guardrail Inspection: Rail Condition: Fair Code Compliant: No Rail Construction (Select all that apply): <input type="checkbox"/> Vinyl <input type="checkbox"/> Wood <input type="checkbox"/> Aluminum <input checked="" type="checkbox"/> Steel Mounting Type: Surface Type of Hardware: Ferrous Metal			
Additional Comments: Impact damage found on the breezeways. Delaminated and cracked tile was found in numerous locations. Rail picket spacing is 6 inches.			



Photograph 17.



Photograph 18.



Photograph 19.



Photograph 20.

Unit Interiors

Overall Condition of Unit Interiors:		Fair	
Evidence of Water Intrusion:		Yes	
Location: (Select all that apply):			
<input type="checkbox"/> None	<input type="checkbox"/> Door	<input type="checkbox"/> Window	<input checked="" type="checkbox"/> Wall
<input checked="" type="checkbox"/> Ceiling	<input type="checkbox"/> Other:		
Evidence of Microbial Growth:		None Observed	
Structural Elements Inspection:		<input type="checkbox"/> Not Applicable	
Any Structural Elements Visible for Inspection:			Yes
If Yes, Select all that apply:			
<input type="checkbox"/> Column	<input checked="" type="checkbox"/> Wall	<input checked="" type="checkbox"/> Slab/Floor	<input type="checkbox"/> Beam
Concrete Inspection:		<input type="checkbox"/> Not Applicable	
Concrete Spalls Present:	None Observed	Severity of Spalls:	Not Applicable
Location of Spalls (Select all that apply):			
<input type="checkbox"/> Column	<input type="checkbox"/> Wall	<input type="checkbox"/> Slab	<input type="checkbox"/> Beam
Concrete Cracks Present:	None Observed	Severity of Cracks:	Not Applicable
Location of Cracks (Select all that apply):			
<input type="checkbox"/> Column	<input type="checkbox"/> Wall	<input type="checkbox"/> Slab	<input type="checkbox"/> Beam
Rebar Corrosion:		None Observed	
Wood Inspection:		<input type="checkbox"/> Not Applicable	
Wood Deterioration:	None Observed	Severity of Deterioration:	Not Applicable
Additional Comments:			
One unit had staining on ceiling from a previous roof leak. Two units are under construction/renovation from water intrusion damage.			



Photograph 21.



Photograph 22.



Photograph 23.



Photograph 24.

Windows

Overall Condition of Windows:	Fair
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Type (Select all that apply):			
<input checked="" type="checkbox"/> Single Hung	<input type="checkbox"/> Double Hung	<input checked="" type="checkbox"/> Casement	<input checked="" type="checkbox"/> Fixed
<input type="checkbox"/> Transom	<input type="checkbox"/> Awning	<input checked="" type="checkbox"/> Slider	<input type="checkbox"/> Other:

Material (Select all that apply):			
<input checked="" type="checkbox"/> Vinyl	<input checked="" type="checkbox"/> Aluminum	<input type="checkbox"/> Wood	<input type="checkbox"/> Steel

Anchor Inspection:			
Anchorage Type:	Not Observed	Anchorage Condition:	Not Observed

Sealant Inspection:			
Sealant Type:	Urethane	Sealant Condition:	Fair

Found during inspection (Select all that apply):			
<input checked="" type="checkbox"/> Pitting	<input type="checkbox"/> Paint Peeling	<input type="checkbox"/> Broken Glass	<input type="checkbox"/> Corrosion
<input type="checkbox"/> Deterioration	<input type="checkbox"/> Broken Hardware	<input type="checkbox"/> Corroding Hardware	<input type="checkbox"/> Missing Hardware
<input type="checkbox"/> Other:			

Additional Comments:



Photograph 25.



Photograph 26.



Photograph 27.



Photograph 28.

Doors

Overall Condition of Doors:	Fair
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Type (Select all that apply):		
<input checked="" type="checkbox"/> Swing	<input type="checkbox"/> French	<input checked="" type="checkbox"/> Slider
<input type="checkbox"/> Other:		

Material (Select all that apply):			
<input type="checkbox"/> Vinyl	<input type="checkbox"/> Aluminum	<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> Steel

Anchor Inspection:			
Anchorage Type:	Ferrous Metal	Anchorage Condition:	Fair

Sealant Inspection:			
Sealant Type:	Urethane	Sealant Condition:	Fair

Found during inspection (Select all that apply):			
<input checked="" type="checkbox"/> Pitting	<input type="checkbox"/> Paint Peeling	<input type="checkbox"/> Broken Glass	<input checked="" type="checkbox"/> Corrosion
<input checked="" type="checkbox"/> Deterioration	<input type="checkbox"/> Broken Hardware	<input checked="" type="checkbox"/> Corroding Hardware	<input type="checkbox"/> Missing Hardware
<input type="checkbox"/> Other:			

Additional Comments:			



Photograph 29.



Photograph 30.



Photograph 31.



Photograph 32.

Foundation

Overall Condition of Foundation:	Not Observed
Type of Foundation:	Shallow
Is Wood in Contact or Near Soil:	Yes
Signs of Differential Settlement:	No
Describe any cracks or separation in the walls, columns, or beams that signal differential settlement: None Observed.	
Is there additional sub-soil investigation required?	No
Is water draining away from the foundation?	Yes
Additional Comments:	

Parking Garage

Overall Condition of Parking Garage:		Not Applicable
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Evidence of Past Repairs:	Not Applicable	Evidence of Water Intrusion:	Not Applicable
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Type of Parking Structure (Select all that apply):	
<input type="checkbox"/> Closed	<input type="checkbox"/> Open
<input type="checkbox"/> Detached	<input type="checkbox"/> Attached
<input type="checkbox"/> Under Building	<input type="checkbox"/> Other:

Concrete Inspection:		<input checked="" type="checkbox"/> Not Applicable	
Concrete Spalls Present:	Not Applicable	Severity of Spalls:	Not Applicable
Location of Spalls (Select all that apply):			
<input type="checkbox"/> Column	<input type="checkbox"/> Wall	<input type="checkbox"/> Slab	<input type="checkbox"/> Beam
Concrete Cracks Present:	Not Applicable	Severity of Cracks:	Not Applicable
Location of Cracks (Select all that apply):			
<input type="checkbox"/> Column	<input type="checkbox"/> Wall	<input type="checkbox"/> Slab	<input type="checkbox"/> Beam
Rebar Corrosion:	Not Applicable		

Deck Surface (Select all that apply):			
<input type="checkbox"/> Waterproofing System	<input type="checkbox"/> Uncoated Concrete	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Paint Only
<input type="checkbox"/> Other:			

Guardrail Inspection:		<input checked="" type="checkbox"/> Not Applicable	
Rail Condition:	Not Applicable	Code Compliant:	Not Applicable
Rail Construction (Select all that apply):			
<input type="checkbox"/> Vinyl	<input type="checkbox"/> Wood	<input type="checkbox"/> Aluminum	<input type="checkbox"/> Steel
Mounting Type:	Not Applicable	Type of Hardware:	Not Applicable

Additional Comments:

Accessory Structure

Overall Condition of Accessory Structure:	Fair
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Evidence of Past Repairs:	Yes	Evidence of Water Intrusion:	No
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Type and Quantity of Accessory Structures Present (Select all that apply):			
<input type="checkbox"/> Bathhouse	<input type="checkbox"/> Clubhouse	<input checked="" type="checkbox"/> Detached Garage	
<input type="checkbox"/> Other:			

Wood Inspection:		<input type="checkbox"/> Not Applicable	
Wood Deterioration:	None Observed	Severity of Deterioration:	Not Applicable

Concrete Inspection:		<input type="checkbox"/> Not Applicable	
Concrete Spalls Present:	None Observed	Severity of Spalls:	Not Applicable
Location of Spalls (Select all that apply):			
<input type="checkbox"/> Column	<input type="checkbox"/> Wall	<input type="checkbox"/> Slab	<input type="checkbox"/> Beam
Concrete Cracks Present:		Severity of Cracks:	Minor
Location of Cracks (Select all that apply):			
<input type="checkbox"/> Column	<input checked="" type="checkbox"/> Wall	<input type="checkbox"/> Slab	<input type="checkbox"/> Beam
Rebar Corrosion:		None Observed	

Additional Comments:



Photograph 33.



Photograph 34.



Photograph 35.



Photograph 36.

Summary

Results	Pass- Maintenance/Minor Repairs Required
Sea Dunes Condominium Association has cracks developing in framed out columns on the breezeways. Breezeway tile is cracking and delaminating and guardrail systems do not meet current code. Select guardrails on the balconies require modifications to meet current code. Stucco cracks were found along the east and west elevations.	

*Please refer to the attached photos.

Conclusion

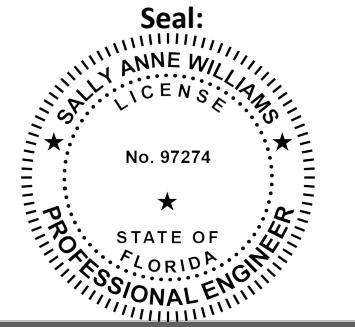
Are Any Structural Repairs Required?	Yes
Observe any unsafe conditions and/or substantial structural damage?	No
Does property require Milestone Phase 2 Inspection?	No

Supporting Data Attached

Sheets of Written Data:	
Photographs:	
Drawings or Sketches:	
Test Reports:	

Inspector(s)

Inspector(s) Initials:	CLT, SAW
Licensee Name:	Sally A. Williams
Licensee Number:	FL PE # 97274
Title:	Project Engineer
Discipline of Practice:	Construction
Qualifications:	Professional Engineer
Date Signed:	November 7, 2023
Date of Inspection:	September 19, 2023



Sally Williams

Disclaimer

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to a reasonable degree of engineering certainty.

Generally, we have performed limited visual observations of visible building structural components from the ground level, roofs, and other locations made accessible. Observations were completed by trained professionals; however, deficiencies may be present which were not readily accessible, visible, or otherwise inadvertently overlooked. It was not the intent of this evaluation to perform an exhaustive survey to document every existing defect. Further, an evaluation of the buildings' mechanical, plumbing, electrical, interior finishes, or a review of life-safety requirements, accessibility compliance, and code compliance of items outside the building envelope was not specifically included in our scope of services. The findings in this report are relevant to the time of our site visits and should not be relied upon to represent conditions at substantially later dates.